

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
September 17, 2013**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

**PRESENT: Salazar, McFarland, Briones, Villarreal, D. Martinez, Romero, C.
Martinez, Ornelas**

ABSENT: McNealy, Boyd

3. Approval of the September 3, 2013 Zoning Commission Minutes.

September 3, 2013 Minutes will be considered at October 1, 2013 Zoning Commission Meeting.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2013175 (Council District 5):** A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "HE I-2 AHOD" Historic Exceptional Heavy Industrial Airport Hazard Overlay District to "IDZ" Infill Development Zone with uses permitted in "MF-40" Multi-Family District and "C-2" Commercial District on 1.491 acres out of Block 96, NCB 271, save and except Lot 22, Block 96, NCB 271; and "IDZ" Infill Development Zone with uses permitted in "MF-40" Multi-Family District on Lot 22, Block 96, NCB 271, with the "AHOD" Airport Hazard Overlay District and "HE" Historic Exceptional Overlay District remaining unchanged on 1.491 acres out of Block 96, NCB 271 on portions of the 500 Block of El Paso Street, the 700 Block of South Medina Street, and the 700 Block of South Frio Street. Staff recommends approval.

Staff stated there were 27 notices mailed out to the surrounding property owners, 2 returned in opposition and 0 returned in favor.

COMMISSION ACTION

A motion was made by Commissioner D. Martinez and seconded by Commissioner McFarland to recommend approval.

AYES: Salazar, McFarland, Briones, D. Martinez, Romero, Ornelas

NAY: None

ABSTAIN: Villarreal

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2013188 (Council District 5): A request for a change in zoning from “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, a Machine Shop, Warehousing and a Microbrewery on Parcel 106, NCB A-30; 1.4034 acres out of Lot A-1, NCB A-30 (also known as NCB 30); and 0.407 of an acre out of Lot A19, NCB 6392; 2000 and 2008 South Presa Street and 410 West Boyer. Staff recommends approval.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from neither Roosevelt Park nor Lavaca Neighborhood Associations.

COMMISSION ACTION

A motion was made by Commissioner D. Martinez and seconded by Commissioner McFarland to recommend approval.

AYES: Salazar, McFarland, Briones, D. Martinez, Romero, Ornelas

NAY: None

ABSTAIN: Villarreal

THE MOTION CARRIED

Commissioner Villarreal arrived at 1:17 pm.

6. ZONING CASE NUMBER Z2013189 CD (Council District 5): A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office on 0.0886 of an acre out of Lot 4, Block C, NCB 2875; 306 Forrest Avenue. Staff recommends approval, pending plan amendment. Staff recommends approval with conditions.

Staff stated there were 18 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Collins Garden Neighborhood Association.

COMMISSION ACTION

A motion was made by Commissioner D. Martinez and seconded by Commissioner McFarland to recommend approval with staff conditions.

AYES: Salazar, McFarland, Briones, D. Martinez, Romero, Ornelas

NAY: None

ABSTAIN: Villarreal

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

Commissioner C. Martinez arrived at 1:23 pm

7. Chairman Salazar stated Zoning Case Z2013195 has been postponed therefore it will not be considered however citizens will be allowed to speak.

ZONING CASE NUMBER Z2013195 (Council District 6): A request for a change in zoning from “DR” Development Reserve to “I-1” General Industrial District on Lot 10, NCB 34449 on a portion of the 6000 block of Leslie Road. Staff recommends approval.

Joe Sullivan, spoke in opposition.

Nancy Hernandez, spoke in opposition.

Carissa Razzo, spoke in opposition.

Jason Link, spoke in opposition.

Robin Boutwell, spoke in opposition.

8. **ZONING CASE NUMBER Z2013148 S (Council District 1):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on Lots 5, 6, 7, 8 and 9, Block 10, NCB 2021 and “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Meeting Facility on Lots 10, 11 and 12, Block 10, NCB 2021 on Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 10, NCB 2021; 1310, 1318, 1322, 1326 and 1334 West Ashby Place. Staff recommends approval, pending plan amendment.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Beacon Hill Neighborhood Association is in support of lots 5 thru 9 only. Staff mailed 11 notices to the Planning Team.

Felipe Hinojosa, representative, stated after meeting with Beacon Hill Neighborhood Association he would like to amend his request to “O-1” on 1310, 1318, 1322 and 1326 West Ashby Place and “C-2 S” on 1334 West Ashby Place. He stated the purpose of this request is to allow for a meeting facility.

The following citizens appeared to speak:

Cosima Colvin, representing Beacon Hill Neighborhood Association, stated they have been working with the applicant and is in support of the amendment of “O-1” on 1310, 1318, 1322 and 1326 West Ashby Place. The property located at 1334 West Ashby was not discussed therefore the neighborhood association has no position.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Ornelas and seconded by Commissioner C. Martinez to recommend approval as amended to "O-1" on 1310, 1318, 1322 1326 West Ashby Place and "C-2 S" on 1334 West Ashby Place.

AYES: Salazar, McFarland, Briones, Villarreal, D. Martinez, Romero, C. Martinez, Ornelas

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2013171 (Council District 10): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "O-2 MC-3 AHOD" High-Rise Office Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre and "IDZ MC-3 AHOD" Infill Development Zone Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre on Lot 13, Block 10, NCB 11851 on a portion of the 3800 Block of Harry Wurzbach Road. Staff recommends approval, pending plan amendment.

Staff stated there were 22 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 returned in favor and no response from Oak Park-Northwood Neighborhood Association. Staff mailed 34 notices to the Planning Team.

James Griffin, representative, stated the purpose of this zoning change is to allow for new urban single-family development on the subject property. He stated he has met with the neighborhood association who are in support provided there be additional visitors parking on site.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner McFarland and seconded by Commissioner D. Martinez to recommend approval with the amendment site plan.

AYES: Salazar, McFarland, Briones, Villarreal, D. Martinez, Romero, C. Martinez, Ornelas

NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2013193 CD (Council District 1): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 1, Block 4, NCB 11714; 9503 Lorene. Staff recommends approval, pending plan amendment. Staff recommends denial.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 in favor and Greater Harmony Hills Neighborhood Association is in favor.

James Griffin, representative, stated they are requesting this change in zoning to allow for overflow parking of automobile inventory and employee parking for North Park Auto Dealership. He stated they have met with the neighborhood association and have agreed on covenants such as installing additional landscaping and to provide additional lighting as to not offend adjacent residential neighbors, He further stated they are in agreement with adding the "NA" designation to "C-2" as well as staff's conditions.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Ornelas and seconded by Commissioner Villarreal to recommend approval of "C-2NA CD" with staff's conditions.

- 1, A 15 foot Type B landscape buffer shall be provided along property boundaries abutting single family residential zoning or uses;
2. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses; and
3. The display/parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed.

AYES: Salazar, McFarland, Briones, Villarreal, D. Martinez, Romero, C. Martinez, Ornelas

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2013194 CD (Council District 8): A request for a change in zoning from "R-20 UC-1 GC-1 MSAO-1 MLOD-1" Residential Single-Family IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "R-20 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "C-2 CD UC-1 GC-1 MSAO-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicles Sales and "C-2 CD GC-1 MSAO-1

MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District with a Conditional Use for Motor Vehicles Sales on 3.991 acres out of Lots 8A and 8B, NCB 35733; 6930 and 6910 Oak Drive. Staff recommends approval.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 in favor and no response from Friends of Friedrich Wilderness Park. Staff mailed 42 notices to the Planning Team.

James Griffin, representative, stated the purpose of this rezoning request is to allow for parking of automobile inventory and employee parking for Kahlig Motor Company. He stated they will provide landscape buffer which would be native plants and have agreed on the condition to have no loud speakers as to disturb the endangered species.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner Romero and seconded by Commissioner C. Martinez to recommend approval to include the condition of no outdoor speakers.

AYES: Salazar, McFarland, Briones, Villarreal, D. Martinez, Romero, C. Martinez, Ornelas

NAY: None

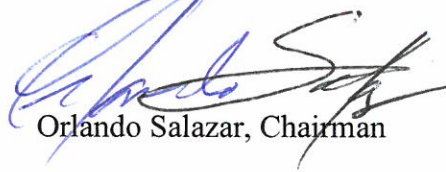
THE MOTION CARRIED

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12. There being no further business, the meeting was adjourned at 2:31 pm.

APPROVED:



Orlando Salazar, Chairman

ATTEST:



John P. Jacks, Executive Secretary